

A PORTION OF THE SW 1/4 OF SECTION 35, T 27 N, R 3 E, WM

PROJECT LEGAL DESCRIPTION

PARCEL 4 THAT PORTION OF GOVERNMENT LOT 3, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY MARGIN OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY (NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION) BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220 AND OF THE IDE LAND LOT 3, ACCORDING TO THE DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220, THE EAST LINE OF THE FIRST QUARTER GLASS AT THE TOWN OF EDWARDS, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, MN. IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

THENCE NORTH 75°41'33" WEST, A DISTANCE OF 1708.20 FEET, TO THE POINT OF BEGINNING OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220, A DISTANCE OF 1708.20 FEET NORTH OF THE SOUTH BOUNDARY OF THE IDE LAND LOT 3, ACCORDING TO THE DEED RECORDED UNDER AUDITOR'S FILE NUMBER 6220;

THENCE NORTH 75°41'33" WEST, A DISTANCE OF 1708.20 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;

THENCE SOUTH 22°54'45" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 272.27 FEET TO THE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE NORTH 75°41'33" WEST, A DISTANCE OF 1708.20 FEET, TO THE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE SOUTH 02°01'27" WEST, 193.15 FEET;

THENCE NORTH 87°02'52" WEST, 381.34 FEET;

THENCE NORTH 75°41'33" WEST TO WEST LINE OF SAID TIDLAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 37 NORTH, RANGE 5 EAST, WM. AND OF LOTS 3 AND 4, EDMONDS TOWNSHIP LANDS, ACCORDING TO THE MAP ON FILE IN OLYMPIA, WASHINGTON ENTITLED "PLAT OF THE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS," DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY BY DEED DATED 1907, BEING THE BURLINGTON NORTHERN RAILROAD, A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5277 WHICH IS 748 FEET NORTH OF SOUTH LINE OF SAID SECTION, SAID POINT HAVING BEEN LOCATED BY GARDNER, GARDNER AND FISCHER, INC., CIVIL ENGINEERS, AS BEARING NORTH 02°39' EAST ALONG THE NORTH AND SOUTH QUARTER SECTION LINE, 748.00 FEET AND NORTH 89°30' EAST, 1381.93 FEET, THE POINT OF SAID SECTION 1381.93 FEET FROM THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY 200 FEET TO THE POINT OF BEGINNING, WHICH IS THE BURLINGTON NORTHERN RAILROAD, A DELAWARE CORPORATION, BEARING NORTH 89°46' WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 659.67 FEET TO THE GOVERNMENT MEANDER LINE OF PUGET SOUND, SAID MEANDER LINE BEING THE EASTERLY LINE OF SAID LOT 4, SAID EDMONDS TOWNSHIP LANDS;

THENCE NORTH 48°58'20" WEST ALONG SAID MEANDER LINE 147.44 FEET;

THENCE NORTH 89°30'46" WEST 163.21 FEET TO THE WESTERLY LINE OF SAID LOT 4, EDMONDS TOWNSHIP LANDS;

THENCE NORTH 41°17'17" WEST ALONG SAID WESTERLY LINE, 86.16 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE NORTH 11°48'43" EAST ALONG SAID WESTERLY LINE OF LOT 4, AND ALONG THE WESTERLY LINE OF LOT 3 TO THE POINT OF BEGINNING, BEARING NORTH 89°30'46" WEST 163.21 FEET TO THE WESTERLY LINE OF SAID LOT 4, EDMONDS TOWNSHIP LANDS, 358.62 FEET MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE J.C. VAN ECK TRACT, AS ESTABLISHED BY DECREE ENTERED IN SNOHOMISH COUNTY TITLE REGISTRATION CAUSE NO. 5, ENTITLED "J.C. VAN ECK, PLAINTIFF VS. DANIEL H. HARRIS, DEFENDANT,"

THENCE SOUTH 67°05'15" EAST ALONG THE SOUTHWESTERLY LINE OF THE SAID VAN ECK TRACT, AS ESTABLISHED IN SAID CAUSE NO. 5, 986.73 FEET, TO A POINT IN THE SAID WESTERLY LINE OF SAID SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY;

THENCE SOUTH 89°30'46" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, TOGETHER WITH IDEALDENS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 4, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED DATED 1907, BEING THE BURLINGTON NORTHERN RAILROAD, A DELAWARE CORPORATION, AS FOLLOWS:

DECEPT THAT PORTION OF GOVERNMENT LOT 3 AND THE SAID TIDE LAND LOT 3, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A DELAWARE CORPORATION, OF THE SOUTH BOUNDARY, SAID SECTION 35 AS PRODUCED FROM THE EASTMOST CORNER OF SAID SECTION THROUGH THE SOUTH QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;

THENCE SOUTH 22°54'45" EAST ALONG THE WESTERLY RIGHT OF WAY LINE 272.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE NORTH 76°34'18" WEST 657.50 FEET;

THENCE SOUTH 02°12'17" WEST, 193.15 FEET;

THENCE NORTH 76°24'35" WEST, 381.34 FEET;

THENCE SOUTH 67°02'52" WEST, 381.34 FEET, TO THE POINT OF BEGINNING OF SAID TIDE LAND LOT 3 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL E

PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 20040802015. THIS PARTICULARLY IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 4 AND VACATED HERBLEHORN ROAD, ACCORDING TO VOLUME 44 OF COMMISSIONER'S RECORDS, PAGE 44 AND OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST, MERIDIAN 12N, AS SHOWN ON THE MAP ON FILE IN CLPMPLA, WASHINGTON ENTITLED "PLAT OF TIDE LANDS OF THE FIRST CLASS AT THE TOWN OF EDMONDS", ALL IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WM, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BEARINGS OF THIS PARCEL DESCRIPTION ARE BASED ON THE 1983-83'5" WEST A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A";

THENCE NORTH 011°15'60" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WM, SAID PARCEL TO THE WESTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A";

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS THE BURLINGTON NORTHERN SANTA FE RAILWAY AND A POINT HEREINAFTER KNOWN AS POINT "A";

THENCE NORTH 05°29'24" WEST A DISTANCE OF 15.331 FEET;

THENCE NORTH 01°36'06" WEST A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A 1382.70 FOOT RADIUS CURVE;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'17" AN ARC DISTANCE OF 525.40 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 1.50 FEET;

THENCE NORTH 24°02'46" EAST A DISTANCE OF 265.00 FEET;

THENCE SOUTH 31°23'34" EAST A DISTANCE OF 291.15 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A PARCEL LYING WESTERLY OF SAID RAILWAY AND COMMENCING AT AFRESAD POINT "A";

THENCE NORTH 01°36'06" WEST A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 414.54 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE;

THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 14.77 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 240.88 FEET TO THE WESTERLY LINE OF SAID LOT 4 OF EDMONDS TIDE LANDS;

THENCE NORTH 40°07'35" WEST ALONG SAID LINE A DISTANCE OF 551.68 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 158.05 FEET TO SAID MEANDER LINE;

THENCE SOUTH 45°57'35" EAST ALONG SAID LINE A DISTANCE OF 17.44 FEET;

THENCE NORTH 01°36'06" WEST A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY AND THE BEGINNING OF A 1004.93 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'56" AN ARC DISTANCE OF 100.00 FEET;

THENCE SOUTH 05°29'24" EAST A DISTANCE OF 219.22 FEET TO SAID POINT "A" AND THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE NORTH 01°11'56" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 482.03 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 30.00 FEET TO THE EAST MARGIN OF 16TH STREET S.W., AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°33'35" WEST A DISTANCE OF 616.67 FEET;

THENCE NORTH 01°11'56" EAST A DISTANCE OF 34.70 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 453.60 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY;

THENCE SAID POINT TO BE HEREINAFTER REFERENCED AS A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY TO THE POINT OF BEGINNING;

THENCE NORTH 01°11'56" EAST ALONG SAID TOWN LIMITS A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 580.00 FEET;

THENCE SOUTH 01°11'56" WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°33'35" WEST A DISTANCE OF 453.60 FEET TO A POINT ON THE WEST MARGIN OF SAID 16TH STREET S.W., AND THE POINT OF BEGINNING;

THENCE SOUTH 01°11'56" WEST ALONG SAID WEST MARGIN A DISTANCE OF 34.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID PARCEL E LYING WITH THE TOWN OF WOODWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HEREBEFORE REFERENCED POINT "B";

THENCE SOUTH 01°11'56" WEST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 234.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°11'56" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 88°33'35" WEST A DISTANCE OF 83.56 FEET TO A POINT ON THE TOWN LIMIT LINE OF THE TOWN OF WOODWAY;

THENCE NORTH 05°29'24" WEST ALONG SAID TOWN LIMITS A DISTANCE OF 25.18 FEET;

THENCE SOUTH 88°33'35" EAST ALONG SAID TOWN LIMIT LINE A DISTANCE OF 86.49 FEET TO THE POINT OF BEGINNING.

PROJECT LEGAL DESCRIPTION (CONTINUED)

PARCEL F ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 0°21'27" EAST, 247.50 FEET;
THENCE NORTH 89°00' WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO ELIZABETH JANE SPENCER BY DEED RECORDED IN VOLUME 5 OF DEEDS, PAGE 264, 1100.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS SECTION;
THENCE NORTH 10 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO NORTH AMERICAN TERRA COTTA TILE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 81850;
THENCE NORTH 89°00' WEST ALONG THE SOUTH LINE OF SAID NORTH AMERICAN TERRA COTTA TILE PARCEL TO THE POINT OF BEGINNING OF THE MEANDER LINE OF SAID SECTION 35;
THENCE SOUTH 44°57'35" EAST, ALONG THE SAID MEANDER LINE 14.77 FEET TO A POINT WHICH IS 10 FEET SOUTH OF AND PARALLEL TO THE LINE LAST ABOVE DESCRIBED;
THENCE SOUTH 89°00' EAST TO THE POINT OF BEGINNING OF THIS SECTION;
EXCEPT THAT PORTION OF SAID PREMISES LYING EASTERLY OF THE WESTERLY LINE OF THE SEATTLE AND MONTANA RAILWAY COMPANY'S RIGHT OF WAY, NOW KNOWN AS BURLINGTON NORTHERN, INC., A DELAWARE CORPORATION, AS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 5277 AND 120070;
TOGETHER WITH TIDE LANDS, ETC., OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE ABOVE DESCRIBED PARCEL F, AS CONVEYED BY THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 758480.

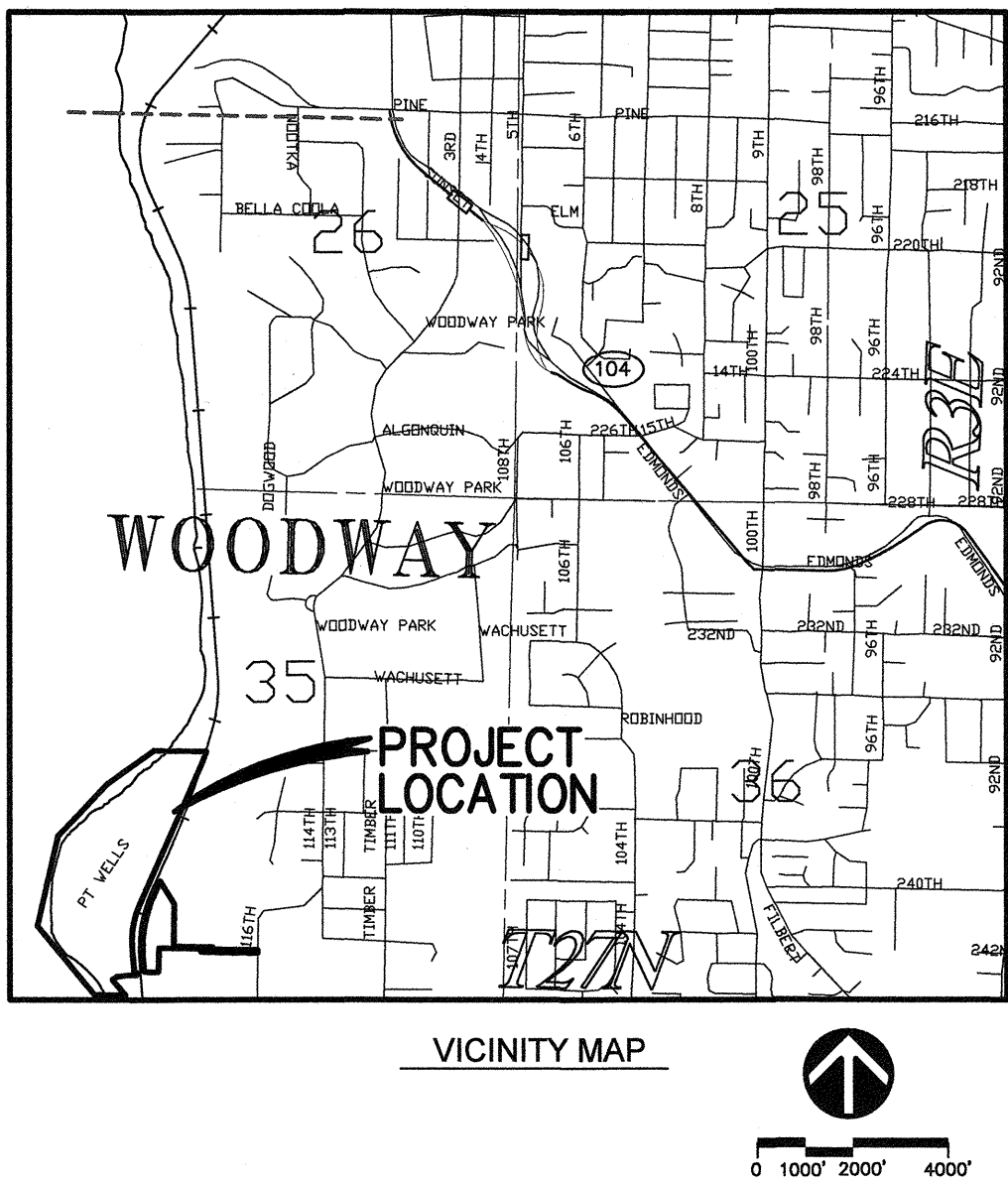
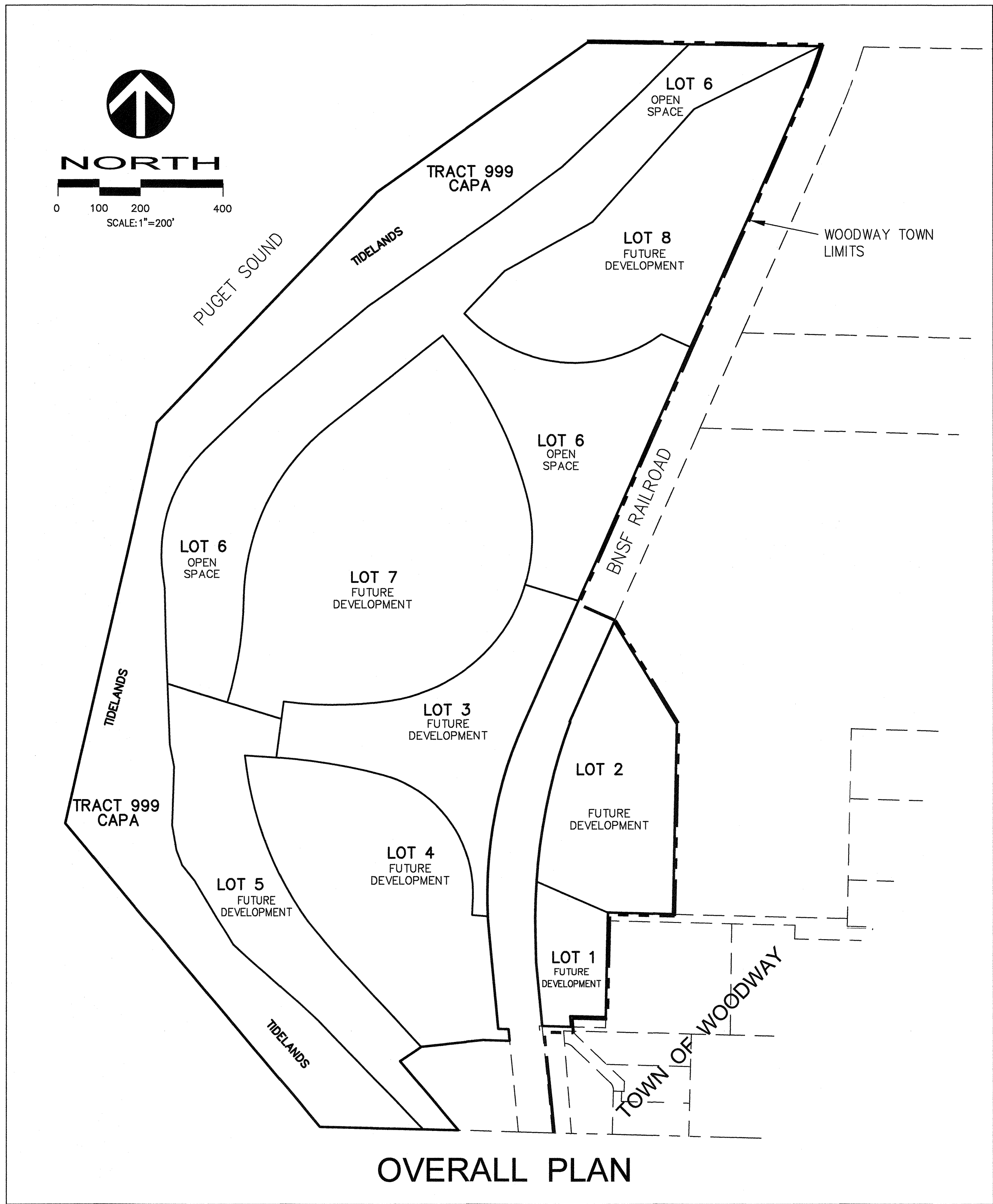
PARGEL G. ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOT 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLIMPIA, WASHINGTON ENTITLED "PLAN OF TIDE LANDS, AND THE FIRST CLAIMING TO TOWN OF EDMONDS" Lying WESTERLY OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON TOWNSHIP INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5662 AND SOUTH OF A LINE WHICH BEGINS AT THE WEST CORNER OF THE SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, OF THE SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, THROUGH THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION; EXCEPT THAT PORTION CONTAINED IN ORDER ADJUDICATING PUBLIC USE AND NECESSITY UNDER SNOWSHIMM COUNTY SUPERIOR COURT CAUSE NO. 02-1-13671-0, COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°33'35" WEST 1306.22 FEET TO THE WESTERLY CORNER-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 09°28'24" WEST 221.33 FEET; THENCE NORTH 88°33'35" WEST 164.84 FEET; THENCE NORTH 88°44'46" WEST 150.25 FEET; THENCE NORTH 85°49'35" WEST 62.29 FEET; THENCE SOUTH 47°01'07" EAST 218.50 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 88°33'35" EAST 145.84 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DEDICATION

[illegible]

PARGEL G. ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND OF LOT 4, EDMONDS TIDE LANDS, ACCORDING TO THE MAP ON FILE IN OLIMPIA, WASHINGTON ENTITLED "PLAN OF TIDE LANDS, AND THE FIRST CLAIMING TO TOWN OF EDMONDS" Lying WESTERLY OF THAT CERTAIN STRIP OF LAND CONVEYED TO SEATTLE AND MONTANA RAILWAY COMPANY, NOW KNOWN AS BURLINGTON TOWNSHIP INC., A DELAWARE CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5662 AND SOUTH OF A LINE WHICH BEGINS AT THE WEST CORNER OF THE SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, OF THE SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, THROUGH THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION; EXCEPT THAT PORTION CONTAINED IN ORDER ADJUDICATING PUBLIC USE AND NECESSITY UNDER SNOWSHIMM COUNTY SUPERIOR COURT CAUSE NO. 02-1-13671-0, COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°33'35" WEST 1306.22 FEET TO THE WESTERLY CORNER-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 05°28'24" WEST 221.33 FEET; THENCE NORTH 88°33'35" WEST 164.84 FEET; THENCE NORTH 88°34'46" WEST 150.25 FEET; THENCE NORTH 85°49'35" WEST 62.29 FEET; THENCE SOUTH 47°01'07" EAST 218.50 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 88°33'35" EAST 145.84 FEET TO THE TRUE POINT OF BEGINNING.



DEVELOPMENT DATA

APPLICANT: BSRE POINT WELLS, LP
c/o KARR TUTTLE CAMPBELL
701 FIFTH AVENUE
SUITE 3300
SEATTLE, WASHINGTON 98101
206-224-8061
ATTENTION: DOUGLAS A. LUETJEN

ENGINEER/PLANNER
SURVEYOR: DAVID EVANS and ASSOCIATES, INC.
1620 W. MARINE VIEW DR. SUITE 200
EVERETT, WASHINGTON 98201
425-259-4099
ATTENTION: JACK N. MOLVER, P.E.
ATTENTION: GILBERT LAAS, P.L.S.

SITE ADDRESS

20500 RICHMOND BEACH DR. NW
EDMONDS, WA 98026

PRELIMINARY SHORT PLAT DATA

EXISTING ZONING: UC
PROPOSED LAND USE: URBAN CENTER DEVELOPMENT
WATER DISTRICT: OLYMPIC VIEW WATER DISTRICT
SEWER DISTRICT: RONALD WASTEWATER DISTRICT
FIRE DISTRICT: CITY OF SHORELINE
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15
TOTAL SITE AREA: 2,653,620 SF
NUMBER OF LOTS: 9
OPEN SPACE OR TIDELANDS: 1,084,682 SF (41% OF TOTAL)
AVERAGE LOT SIZE = 2,653,620/9 = 294,847 SF

MINIMUM NET DENSITY

PER SCC 30.41B.120 NET DENSITY > 4 UNITS/ACRE
ULTIMATE BUILD OUT WITH DEVELOPMENT OF URBAN
CENTER WILL BE 3,081 UNITS
 $3,081/60.92 = 50.51 \text{ UNITS/AC}$

BENCHMARK

ELEV 49.126-NAVD88 DATUM
CONC MON WITH 1.75" BRASS DISK NEAR
CENTER OF INTERSECTION OF NW 204th ST
AND RICHMOND BEACH DRIVE NW.
N 287367.484
E 1256951.590
ELEV 145.406 (METRO DATUM)
SUBTRACT 96.280 FOR NAVD88 DATUM

EASEMENT NOTES

1. RAILROAD TRACK EASEMENT, AF #213070 - UNABLE TO PLOT.
2. POLE LINE EASEMENT, AF #433520 - UNABLE TO PLOT.

NOTES

1. SHORELINE IS DESIGNATED AS "URBAN".
2. ALL EXISTING STRUCTURES WILL BE REMOVED.
3. VERTICAL DATUM USED IS NAVD88. TO CONVERT TO NGVD29 DATUM, SUBTRACT 3.60 FEET.
4. DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003.
5. SITE AREA IS 2,653,620 SQ. FT.
6. CURRENT USE OF THE SITE IS AS AN ASPHALT PLANT AND TANK FARM.
7. PRELIMINARY SHORT PLAT PREPARED ON FEBRUARY 14, 2011.
8. THE MAJORITY OF THE SITE IS IN FEMA FLOOD ZONE X. THERE IS A PORTION OF THE SITE DESIGNATED "TIDELANDS" THAT IS IN ZONE AE, ELEVATION 10 (NGVD 29 DATUM).
9. A PORTION OF THE SITE MAY BE WITHIN A MODERATELY SENSITIVE AQUIFER RECHARGE AREA.

PRELIMINARY SHORT PLAT
BSRE POINT WELLS, LP
SNOHOMISH COUNTY
WASHINGTON



**DAVID EVANS
ASSOCIATES INC.**
V. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS:	APPROVED BY:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____ REVISED APRIL 12, 2017	
<hr/>	
DATE: MARCH 13, 2017 DESIGN: DRAWN: CHECKED: REVISION NUMBER:	

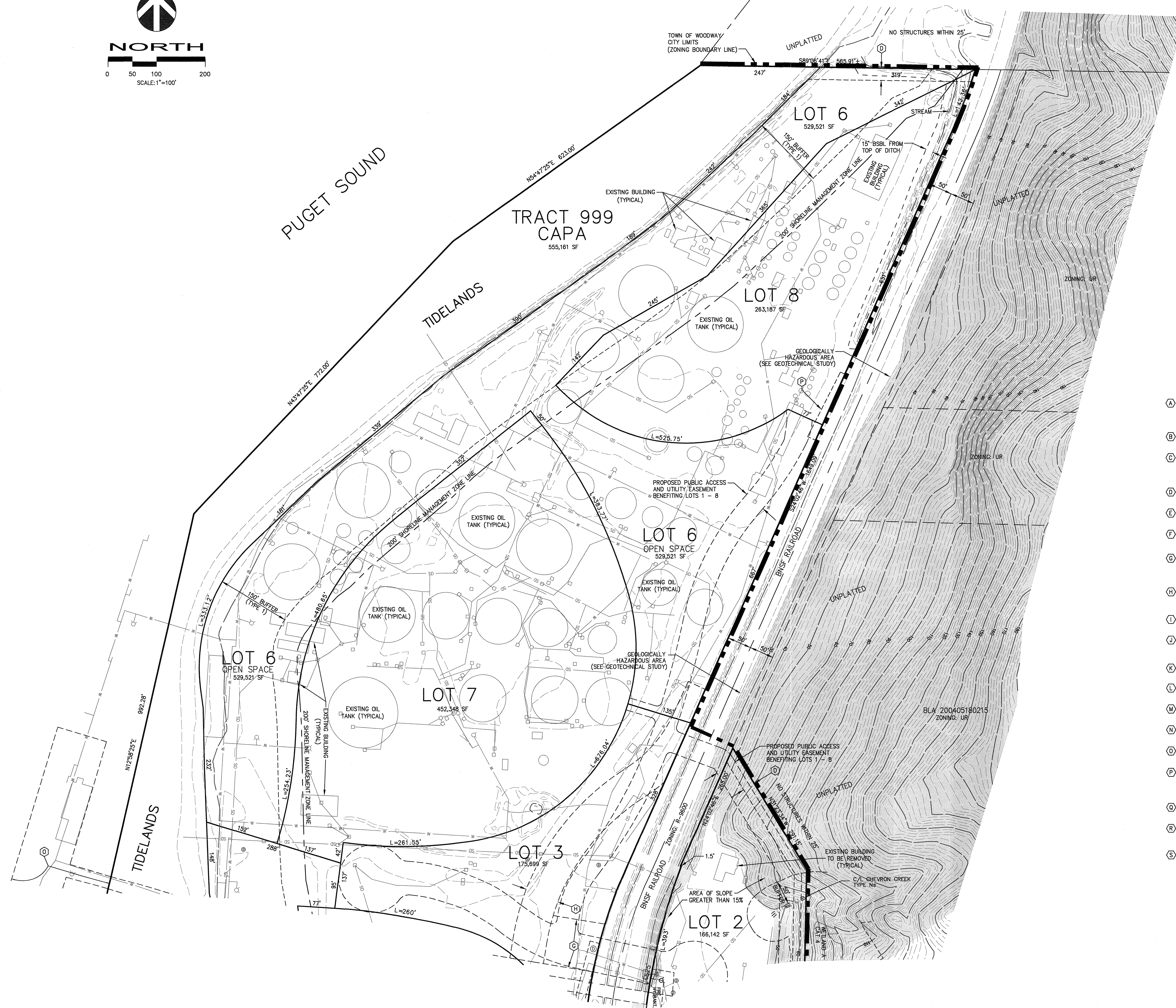
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PROJECT NUMBER:
PARA00000002

DRAWING FILE

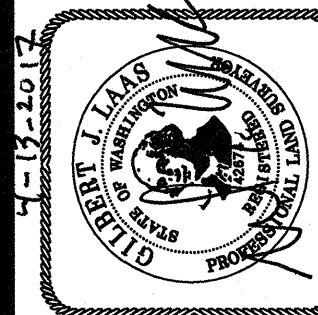
SHEET NO

OF 3



PRELIMINARY SHORT PLAT
BSRE POINT WELLS, LP

SNOHOMISH COUNTY
WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

REVISED APRIL 12, 2017

DATE: MARCH 13, 2017
DESIGN:
DRAWN:
CHECKED:
REVISION
NUMBER:

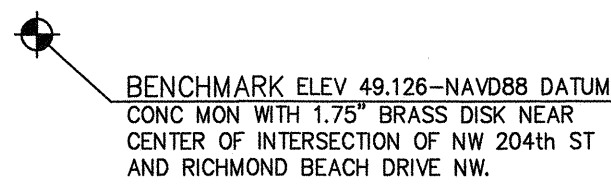
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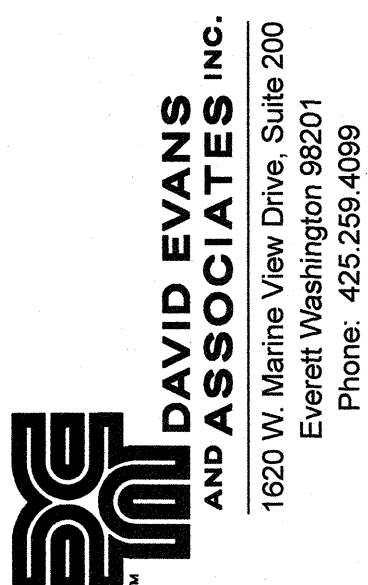
DRAWING FILE:

SHEET NO.



- (A) 20' STORM DRAINAGE & UTILITY EASEMENT PER ROS 200405245217 AF #199911100667 (APPROXIMATE LOCATION)
- (B) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070
- (C) 10' WATER MAIN EASEMENT PER ROS 200405245217 AF #9206120018 (APPROXIMATE LOCATION)
- (D) TYPE "A" LANDSCAPE BUFFER 25' AVERAGE WIDTH
- (E) 50' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (F) 25' WIDE PERMANENT RAILROAD CROSSING PER KING COUNTY CAUSE NO. 05-2-13678-1
- (G) RAILROAD CONSTRUCTION STAGING AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
- (H) 70' WIDE TEMPORARY RAILROAD ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (I) 25' WIDE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (J) NORTHERLY LINE OF "WEST PARCEL" TEMPORARY CONVECTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (K) 25' WIDE RELOCATABLE ACCESS EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (L) 20' WIDE OUTFALL EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (M) 20' WIDE RESTRICTED BUILD AREA PER KING COUNTY CAUSE NO. 05-2-13678-1
- (N) "BARGE" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (O) "DNR PARCEL" TEMPORARY CONSTRUCTION EASEMENT PER KING COUNTY CAUSE NO. 05-2-13678-1
- (P) RAILROAD ACCESSMENT PER ROS 200405245217 AF #655816 (APPROXIMATE LOCATION)
- (Q) 20' WATER MAIN EASEMENT PER AF #9603290025
- (R) CENTERLINE OF 10' WIDE ELECTRICAL FACILITIES EASEMENT PER AF #503180060 (APPROXIMATE LOCATION)
- (S) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

SNOHOMISH COUNTY
WASHINGTON



OF 3 3